

EXCLUSIVE AGREEMENT TO REPRESENT BUYERS/TENANTS

(This is a legally binding contract. If you do not understand it, seek legal advice.)

This agreement by and between _____ hereinafter called the Client and
_____ hereinafter called the Broker will assist Client under the following terms.

1. Client gives Broker the exclusive right to locate and/or assist in negotiations for the purchase ☐, exchange ☐, lease ☐, option to purchase ☐ or option to lease ☐ property at a price and with terms acceptable to Client.
2. Client agrees to compensate Broker. **THE AMOUNT OF COMPENSATION SHALL BE \$ _____ OR _____ percent** of the selling ☐ leasing ☐ price plus appropriate sales/service tax, which may be satisfied in whole or in part by payments from a cooperating broker or owner of the property.
3. Broker will represent Client as outlined in Article I of the attached Agency Agreement Addendum when showing Client another firm's listings. Broker will act, with Client's consent, as outlined in Article III when showing Broker's listings to Client.
4. Client acknowledges and consents that Broker may represent other clients who may have an interest in presenting offers on any given property.
5. **CLIENT'S OBLIGATION: Client will:**
 - A. Work exclusively with Broker for the purchase ☐ lease ☐ of property.
 - B. Provide Broker with accurate and relevant personal financial information to determine Client's ability to purchase ☐ lease ☐ property.
 - C. Compensate Broker as outlined in paragraph two (2) if Client purchases ☐ leases ☐ property or defaults on an agreement to purchase ☐ lease ☐ during the period of this contract.
 - D. Compensate Broker as outlined in paragraph two (2) if Client purchases ☐ leases ☐ a property **within** _____ days after the end of this Agreement which Broker has shown to Client during the term of this Agreement.

6. **Description of property desired:**

- A. Type of property: _____
- B. General location: _____
- C. Price range: _____

7. This agreement shall begin _____, _____ a.m./p.m., and shall continue until the earlier of
_____, _____ a.m./p.m., or completion of the acquisition of the property.
However, if a purchase agreement is entered into by Buyers during the term of this agreement, the termination thereof shall extend to and include the date of closing under said purchase agreement as to the purchased property only.

Receipt of a copy of this contract by the client is acknowledged.

Client _____ Date _____

Client _____ Date _____

Address: _____
City State Zip

Broker: _____ by Agent: _____ Date: _____

THIS AGREEMENT IS EXTENDED TO: _____

Receipt of a copy by the client has been acknowledged.

Client: _____ Date: _____

Client: _____ Date: _____

Broker: _____ by Agent: _____ Date: _____